#### PARIS NOTES.

Influence of the United States-Colonel Watterson-Eugenie.

Paris, May 31. The speech delivered some weeks ago at Columbus by Secretary Taft has been widely reproduced in the French newspapers, and has elicited from the Paris "Temps," the Conservative Republican organ edited by M. Adrien Hébrard, former Senator and stanch friend of Gambetta and Spuller, characteristic comments that may be taken as reflecting the views of the present government, and as presenting the French conception of the Monroe Doctrine, According to the "Temps" Mr. Taft's Columbus address sets forth with remarkable clearness the two ruling tendencies of American pontics, namely, "in America the steady extension of the Monroe Doctrine and its transformation from a negative into a positive formula, and abroad the right of the United States as a great world power to exercise far greater influence than ever before in the settlement of all international questions." The "Temps" states that American statesmen had hitherto ingeniously enveloped under the indefinite, ambiguous term the Monroe Doctrine a positive national interest that since 1902, under the impulse of President Roosevelt, has undergone a radical transformation. In the opinion of the "Temps" the United States had no foreign policy until Theodore Roosevelt became President. "President Roosevelt," says the "Temps," "has never missed an occasion for effectively placing the United States in the foreground whenever questions of international or humanitarian interest cropped up in any part of the world. The United States, although not a signatory party to the Treaty of Berlin, nevertheless claimed the application of that treaty in behalf of Rumanian Jews; the United States lodged a protest with the Russian government in regard to the Kishineff massacres; the United States took the initiative at the outbreak of the Russo-Japanese War in defining and limiting Chinese neutrality; the United States asserted its rights at Tangier and at Smyrna by sending cruisers to the Mediterranean, and the United States navy is being increased to maintain the Monroe Dectrine and to protect American commerce all over the world." This attitude, "so clearly defined by Mr. Taft," is commended by the "Temps," which declares that "nothing would be more puerile nor more unjust than to oppose these American patriotic efforts by oldtime precedents and traditions, and that nothing would be more contrary to French interests than to meet with bad grace or with ill humor this entry into the world game of politics of a young and powerful nation, united to France by so many ties, The American Republic offers to the French Republic an example that we should follow. It is at once natural and logical that in the settlement of future coming problems the action of France and of the United States should be taken by common agreement, and that the foreign policies of the two republics should afford each other mutual support." These views, set forth at length by the "Temps," show that patriotic French Republicans by no means share the pessimistic opinions of some of their reactionary countrymen, who persist in regarding "American imperialism" as "the American peril,"

shortly for London, on his way home to Louisville, has for the last three weeks been a prominent figure on the boulevards and in the Bois de Boulogne. Colonel Watterson for the last forty years has made frequent stays in Paris, and his impressions of the Paris of 1865, when he made his first trip to Europe, and his impresterson finds the French as gay, cheerful, as fond selves, as were the men and women he met here forty years ago, when the Second Empire had attained its highest point of brilliancy and luxury. The virtues and the vices are much the same to-day as they were in 1865, except that they have become more popular and more democratic. Colonel Watterson alluded to the Duo de Morny, half-brother and right hand man of Napoleon III, as a "sort of Parisian edition of Jim Fisk." He was instrumental in giving the French empire much the same kind of fictitious, feverish prosperity that New-York City enjoyed shortly after the Civil War in the course of the Tammany regime. "Nowadays," said the colonel, "there is much more solid wealth in Paris, but it is more evenly distributed. One misses the decorative splendor of the equipages of the court and of the fair demi-mondaines, but we now have thousands of effective automobiles, and poor and rich get far more profit and enjoyment out of life than in the old days." Colonel Watterson finds the restaurants just as good, and the dishes as tasteful, succulent and delicate as in the days when the Duc de Morny, the Marquis of Hertford and Prince Demidoff frequented the Café Anglais and the Maison-Dorée. Colonel Watterson is a good customer of the open victoria shaped Parisian cabs, which are so handy to get into and so easy to step out of, and which he persists in calling "gigs." The colonel finds, however, that the Paris metropolitan subway is sadly deficient in fresh air, and is a long way behind the subways of New-York and of Boston in ventilation. He complains, with great justice, that the French system of having first and second class coaches in the metropolitan subway trains is needlessly extravagant and causes great loss of time. "You pay five cents for a first class ticket or three cents for a second class ticket. This involves double control and endless punching of holes, to say nothing of the cost of building first class carriages. Besides, when the traffic is congested, as it usually is at noon or from 5 until 7 o'clock in the evening, the average passenger jumps into the first car that he can, without stopping to select a "However," added the colonel. "the French idea of having separate classes is so ingrained in the public that it must be rigidly respected by the authorities."

Colonel Henry Watterson, who leaves Parls

The Empress Eugénie, who seldom falls to pass ten days in Paris each spring, on her return from her villa, Cyrnos, between San Remo and Monte Carlo, may now be seen taking her daily constitutional walks in the Tuileries Gardens. Her hair is whiter, her shoulders are more bent and her step is less sprightly than for some seasons past. The venerable lady's feet are covered with soft black felt shoes; she walks with the aid of her stout black ebony silver mounted cane, but her eyes are as bright, her vision and her hearing are as good as ever, notwithstanding the fact that on May 5 she celebrated her seventy-ninth birthday. As the Empress Eugénie passed near the Louvre, it was pathetic to see an old veteran of the Imperial Guard, to-day a keeper of the municipal flower beds, straighten himself up and salute his former sovereign, while the Empress not only acknowledged the military salute with a kindly smile, but spoke to the old soldier, whose eves flooded with tears. The Empress is exceedingly active physically and mentally. She has the morning and afternoon newspapers read to her. and takes an eager interest in new plays, new books and new pictures. Last Wednesday she passed two hours in the salon of the National Society of Fine Arts, examining the works of Détaille, of Roll, of Carolus Duran, of Albert Besnard, of Rodin, and others of the leading artists of the exhibition. The Empress is very fond of taking rapid spins through the Bols de Boulogne, to Saint Cloud or to Versailles in her 30-horsepower autocar. She rises at 8 o'clock, ests with a fairly good appetite, and

Baron Alphonse de Rothschild, and in the last days of his illness caused frequent inquiries to be made concerning his condition.

Baron Alphonse de Rothschild was one of the most familiar figures of Parislan life. He was always an early riser. He used to leave his house in the Rue St. Florentin, overlooking the Tuileries Gardens and the Place de la Concorde, at 9 o'clock each morning, and unless the weather was exceptionally bad would walk to his banking house in the Rue Lafitte, a distance of about three-quarters of a mile. In the mansion in the Rue Lefitte, where Baron Alphonse was born, each partner of the Rothschild firm has a separate office, study and reception room. It was in a small, simply furnished dining room at the bank that the late baron habitually took his dejeuner punctually at 11:15 o'clock. He used to eat one boiled egg, a slice of buttered toast, a mutton cutlet or a slice of cold meat, followed by a cup of tea. At noon he would frequently visit some art exhibition, and shortly afterward would return to the bank, where he They would then take a drive in the Bois de of the baroness.

was deeply affected by the news of the death of Boulogne, and would frequently get out and in the rear. The new owner will make alterations for stores. walk for a half hour or so, and chat familiarly with any friends whom they happened to meet. Before returning home for dinner the baron usually dropped in at his favorite club, the Cercle de la Rue Royale, for a rubber of whist or of bridge. He usually dined with the baroness at 7:45 o'clock. He was fond of simple food. He seldom indulged in sauces. He used to say that the true art of cooking was to avoid complicated efforts, and to strive to concentrate the taste of each separate article of food, whether meat, vegetable, fish or fruit. His favorite wine was soft, velvety, light claret. In dress he was exceedingly simple. His clothes were always of the smartest cut, but absolutely devoid of ostentation. His linen was of the finest, but he never wore jewelry. The shirt studs that he usually wore in evening dress, as well as in the day time, were of plain mother-ofpearl of insignificant value. After dinner the baron would now and then go to some one of the boulevard theatres, for he was fond of light, amusing, witty comedies, such as are written by Henry Lavedan, Alfred Capus, Maurice Donnay would work until 5 o'clock, when his wife usually or Henri Bernstein. His boxes at the Opera called for him in a one-horse brougham, or in and at the Theatre Français were usually a victoria if the weather was warm and fair. | placed at the disposal of his friends or of those

# SILLIMAN DEAL THE FEATURE.

PURCHASE OF HISTORIC WALL-ST. PARCEL ENLIV-ENED THE REALTY MARKET.

New Record Lease for Lower Broadway Stores Made in Week-Market for Upper East Side Parcels Good.

While there was a marked falling off last week in the number of private sales reported as compared with the number of similar deals in almost any week in April or May, the week was enlivened by the sale of the Silliman parcel, 29.10x 39.10 feet, at the southeast corner of Wall-st. and Broadway. The seller was the B. D. Silliman estate and the buyer a client of Lorenzo E. Anderson, vice-president of the Mercantile Trust Company, of St. Louis.

For years this plot has been called "the most valuable piece of real estate on Manhattan Island." As the present buyer paid \$700,000 cash for it, or at the rate of nearly \$600 a square foot, it now has the distinction of having been sold at a higher square foot price than was ever paid for a parcel on Manhattan Island, excepting "the realty curios." Moreover, the square foot price realized for the parcel is much greater than the best previous price in this respect for the section, namely, the price a square foot paid for the southeast corner of Wall and Broad sts. In 1872 the Wall and Broad sts. plot was sold for \$348 67 a square foot, and that was the record price a square foot for the section until the Silliman sale of last week.

The sale of the Silliman parcel is, of course made subject to lease of the building on the premises to the United Cigar Stores Company, which does not expire until May 1, 1908. The rental under the lease is \$25,000 a year, plus the taxes on the property, making the total a little more than \$33,000 a year.

About two hundred years ago Jacobus Cosine transferred title to the Silliman property to Dennis Mahony for £103 sterling. That is the first recorded transfer of title to the plot. In February, 1748, Thomas Eld, who had become the owner of the property some years previously, transferred title to the land to Andrew Slone sions of Paris of 1905, may suggest interesting for £260. Ten years later Slone transferred the reflections to American tourists. Colonel Wat-property to David Fenton for £400. In 1780 property to David Fenton for £400. In 1780 Fenton sold the property to Matthew Gleaves of good living, and as capable of enjoying them- for £1,000. From 1780 to 1827, when the plot



NOS. 87 AND 89 WALL-ST.

The former home of the Metropolitan Trust Com-puny. It was sold yesterday by Herbert A. Sher-man to a W. H. Chesebrough syndicate.

was sold to John MacGregor for \$18,275, the property changed hands many times. The wife of John MacGregor was the aunt of the late Benjamin D. Silliman, and in 1870 she bequeathed the plot to her nephew. Mr. Silliman agreed, three years before his death, to sell the property for \$400,000, but the prospective purchaser backed out.

What is said to be a new rental record price for a square foot for a store in the lower Broadway section was obtained last week for a basement store in the Produce Exchange Bank Building, at Beaver-st. and Broadway. Tripp & Brasswell, druggists, leased the store, the floor space of which is 600 square feet, for a term of years at \$4,500 a year, or at a yearly rental of \$7.50 for each square foot. The best previous square foot rental figure for stores in this section is said to have been about \$5.

The market this season for upper East Side parcels has been excellent. One of the principal deals of the year in that section was made last week. It was the sale by Albert Crane to Hillman & Golding of the block bounded by 99th and 100th sts., 1st and 2d aves., comprising fifty-two lots. About \$2,000,000 was involved in the transaction. The block was bought by the Crane family in 1852. The buyers will build thirty-five six story flathouses, of eighteen rooms each, on the premises. H. J. Kantrowitz and Marcus Kollner were the brokers in the transaction. Daniel Seymour represented Hillman & Golding, who are among the leading builders of the city. They recently improved and sold the Rivington st. block between Ridge and Pitt sts., and are from the plans to the Fleischman Realty Com-

Building, Nos. 22, 24 and 26 West 34th-st., ad-joining the Waldorf-Astoria, secured last week a sixty-three years' lease on the property Nos. 32 and 34 West 34th-st. The parcel is 50 feet west of the Goldsmith Building. The total rental

for the term is over \$1,250,000.

Mr. Goldsmith may erect a twelve story fire-proof building on the plot just leased. Chambers

proof building on the plot just leased. Chambers & Veiller were the brokers.

Harry B. Cutner sold for James Slater the property No. 102 West 38th-st., size 20x100 feet, 60 feet west of 6th-ave., together with the property No. 645 6th-ave., 24.8x60 feet, 75 feet south of 38th-st., to Joseph W. Stern and Edward B. Marks. The purchasers recently bought through the same broker No. 104 West 38th-st. They now have a plot covering 5,500 square feet, which will be extensively altered for their own occupancy. Charles and Arthur H. Scribner, of the pub-

lishing house of Charles Scribner's Sons, bought from the estate of James Slade, through George Milne, No. 311 to 319 West 43d-st., a six story storage building, on a plot 125x100.5 feet. A tweive story fireproof building for the publishing

house will be erected on the site.

Douglas Robinson, Charles S. Brown & Co., sold for James Parish No. 68 East 34th-st., a four story brownstone dwelling house, on a lot 20 by 100 feet adjoining the Levy house. Alfred Gwynne Vanderbiit was reported to be the buyer of the Levy house. He is also said to be the buyer of the Parish house. Neither report has been confirmed.

The Hudson Realty Company bought in the auction rooms in the week the famous lighthouse property at the northwest corner of Vesey and Greenwich sts., for \$59,200. As the buyer is an operating company, the lighthouse, a three story structure containing many small stores and stands, will probably be razed and a mod-ern building erected on the site. The building is said to be the oldest on Manhattan Island. No one would think that the structure was ever a lighthouse, owing to its location and the appearance of the building, but such it was years ago, it is said. The structure

The structure was built in 1764, according to tradition. The site was then a point of land which at high tide was surrounded by water. Some years later the marshy land between the building and the present shore line of the Hud-son River was filled in and small storekeepers found quarters in the building. The building was badly damaged by fire some months ago. The property was owned by the estate of Joseph F. Graham. Philip A. Smyth was the auctioneer in the sale of the property.

McKim, Mead & White, as architects for the

city, filed plans last week for that part of Bellevue Hospital to be known as Pavillons A and B, and to be erected at the southeast corner of the big hospital plot overlooking the East River. The structure will be six stories and basement, with a frontage of 140 feet. It will have two wings, joined at each story by a rear loggia, each wing being 150 feet deep.

of granite and limestone. The building will contain the male and female medical and tu-berculosis wards. There will be a roof garden, The cost is estimated at \$600,000.

The cost is estimated at \$600,000.

The same firm of architects also filed plans last week for the new Hamilton Hall, a gift to Columbia University, which is to be erected at the northeasterly corner of the university nds, at 116th-st, and Amsterdam-ave, It is to be a five story fireproof structure, 205 feet front and 52.2 feet deep, occupied as class-rooms and studios. It is to have a colonnaded façade of brick, decorated with granite and tone trimmings. The cost is estimated at

## ESTATE SELLS ARVERNE TRACT.

The Lewis H. May Company (Charles F. Noyer Company, New-York agents) has sold for O. K. Bidredge the Eidredge estate, comprising the block front on the south side of Ocean-ave., running from Meredith to Ammerman ave., at Arverne Long Island, together with eight lots in Meredithave, and five in Ammerman-ave, and the Eldredge House. This property has not been transferred since 1889, and is one of the original deeds from Remington Vernam, founder of Arverne. This property was held at \$50,000. The block has a frontage of 206 feet.

CHURCH IN A WEST HOUSTON-ST. DEAL. Heynemann & Jessurun and I. Kuhn have sold for St. Matthew's Episcopal Church No. 69 West Houston-st., a seven story and tasement mercan-tile building, on a lot 25x100 feet.

SYNDICATE BUYS A WEST SIDE PLOT. Herbert Dongan has sold, through Charles E. Schuyler & Co., two lots on the west side of Broadway. 25.11 feet south of 106th-st., to a syndicate, which will erect a twelve story high class apartment house. The lots are the southerly part of a plot of five facing Schuyler Square, sold recently to the Bloomingdale Reformed Church by Charles On the three lots which the church owns a new home for the church will be built.

GENERAL BUILDING STATISTICS FOR MAY "The Construction News" says, in its last issue in an article on "Building in Twenty-nine Cities for May," in part, as follows: It is expected that

tinue forever. The record for May, however, is perfectly satisfactory. Official reports from twenty-nine of the principal cities of the country show that for the month just closed permits were taken out for the construction of 12.682 buildings, aggragating in cost \$46,851,002, against 19.632 buildings, at an estimated cost of \$41,630,686, for the corresponding month a year ago, an increase of 2,606 buildings and \$5,230,816, or 12 per cent over the corresponding period a year ago, an increase of 2,606 buildings and \$5,230,816, or 12 per cent over the corresponding period a year ago.

Out of the twenty-nine cities only seven show decreases, and they are so widely separated that they have no bearing upon the general situation. Three of the coast cities. San Francisco, Tacoma and Spokane, show material declines, but from everything that can be learned they are only temporary. San Francisco shows a decrease for the month of 19 per cent, Tacoma 41 and Spokane a loss of 34 per cent. On the other hand, building continues to go on actively in Los Angeles, showing a gain of 38 per cent. In the other coast cities, however, it is worth while to note that they have been the scene of wonderful activity in the recent past.

In Baltimore building has subsided to a moderate degree from the high tension of a year ago, due to the configeration, the decrease being 18 per cent. It is at the same time worth while to call attention to some of the phenomenal increases, such, for example, as Omaha, 183 per cent; Cleveland, 121; Brocklyn, 39; Columbus, Ohlo, 70; Detroit, 66; Washington, 85; Nashville, 51; Kansas City, 56; Atlanta, 62; Denver, 42; Milwaukee, 35; Philadelphia, 35; Buffalo, 34, and others showing a highly satisfactory state of affairs. In fact, there is so much that is good that it is scarcely worth while to call attention to the decreases.

FOR EIGHT BROOKLYN HOUSES \$246,000. A transaction involving \$246,000 was the purchase vesterday of eight apartment houses in 8th-st., between 8th and 9th aves., Brooklyn, by Berlin & Trosky, of Manhattan, who have been operating in Brooklyn for some time. The houses are being built by Wilson & Neuman, and were sold for them by Hamilton McNair.

#### TRANSACTIONS IN REALTY.

Reid & Murphy sold for John Shanley, as executor of the estate of Frank Shanley, to a client No. 165 East liith-st., a four story brownstone double flathouse, on lot 30x100 feet.

Jesse C. Bennett & Co. have sold for M. J. Smith No. 329 West &th-st., a three story dwelling house, on a lot 20x100 feet. The buyer will occupy the Stabler & Smith have sold for Thomas C. Edgar

on lot 20x100.8½ feet. Mr. Edgar has bought through the same firm No. 66 West 22d-st., a three story dwelling house, on a lot 20x100.8½ feet.

Bloodgood, De Saulles & Talbot have sold for a client No. 32 West 46th-st., a four story dwelling house, on a lot 20x100 feet.

Sforza & Klernan have sold for the Farmers' Loan and Trist Company, as trustees of the Charles Wood estate, the five story tenement house No. 51 Hedford-st., on lot 25x100 feet.

Picken & Lilly have sold for Samuel Roseff the northwest corner of Central Park West and 104th-st., a five story flathouse, on lot 25x100 feet; also sold for William C. Bellows, of Denver. a three story dwelling house, No. 3,632 Broadway, on lot 16x78 feet, and for C. J. Betts to the Mishkind-Feinberg Realty Company, No. 148 East 37th-st., a five story double flathouse, 22x80x100.11 feet.

Lena Davis has sold to H. & M. Male and Mandel & Heent the two five story flathouses Nos. 1,515 and 1,517 Madison-ave., on plot 5tx70 feet.

Leisman & Siegel have sold to Morris Schindel the new Stx story double tenement houses Nos. 57 and 59 East 98th-st., 50x100.11 feet.

Maier Brothers have bought from James Norton the four story flathouse No. 35 East 73d-st., 25x102.2 feet.

M. Gennis and R. Tepperman have sold for R.

M. Gennis and R. Tepperman have sold for R. Wallach the new six story tenement houses Nos. 132 and 134 Fast 113th-st., on plot 35.1x100 11 feet. Benjamin Fishman has bought No. 221 East 110th-st., a five story flathouse, on lot 25x100.11 feet. S. Ginsberg has sold to S. Sturm the five story flathouse No. 21 East 134th-st., 25x80x99.11 feet. D. H. Jackson has sold for A. S. Weltfish to Henry Klapper No. 419 East 81st-st., a five story tenement house, 25x102.3 feet.

Hyman Horwitz has bought the six story flat-Hyman Horwitz has bought the six story flat-ouse Nos. 244 and 246 East Zist-st., on plot 40x92

feet.

Fox, Conno & Miller have sold to John Bates No.
431 East 15th-st., a five story tenement house, on
101 25x193.3 feet.
Charles B. Gumb has sold, through William
Peters & Co., the plot 125x199 feet, on the south
side of Lebanon-st., 100 feet west of Bronx Parkave.

Weiski, Olpp & Co. have sold for John Rapp No. 1,884 Tiffany-st., a two family dweiling house, on 100 25x100 feet.
Charles F. Mehltretter has sold for a client No.
1,049 Fairmount Place, a two family house, on plot

1.049 Fairmount Place, a two family house, on plot 50x100 feet.

Max Germansky & Co. have sold to the Irving Realty Company eight lots on the north side of 29th-st. and on the south side of 29th-st. 405 feet east of 5th-ave.; also, for John O'Leary to I. Freedman seven lots on the east side of Bronx Terrace, near 221st-st.

I. B. Wakeman has sold for the Dimick estate No. 422 West Broadway, a five story business building, on lot 2x70 feet.

Dr. Matthew Beattle has bought from Anna Elsen No. 239 West 5th-st., a three story and basement dwelling house, on lot 2x100.5 feet. Dr. Beattle also owns No. 241, adjoining.

Ground will soon be broken, it is said, for the proposed \$4,000,000 apartment hotel to be built by William Waldorf Astor on the block fronting in Broadway from 78th to 79th sts. The hotel will be connected by an arcade with the 79th-st, subway station.

According to a report yesterday, the proposed new Hotel Plaza, at 5th-st. and 5th-ave., "will cost \$15,000,000," and will be fifteen stories high. It will have a frontage of 250 feet in Central Park South, 200 feet in the Plaza and 125 feet in 58th-st.

#### REAL ESTATE TRANSFERS.

8th-st, s s, 208 ft w of Avenue A, 23.10x97.6; Minnie Gross to Joseph Goldberg; mortgage, Minnie Gross to Joseph Golders, \$100

30th-st, Nos 535 and 537 West, 48x81.6; L N Levy
to Smith Ely
Madison-st, No 529, n s, 20x irregular; Gouverneur Realty Company to Annie Berger and another; mortgage, \$25,000

31st-st, Nos 336 and 308 East, 45x98.9; Sophia
Moore to Augustus L Apelles; mortgage,
to 2000 Moore to Augustus L Apenes, \$12,000 6th-et, No 447 West, 30x92; Albert Haase to John H Tietjen, one-half part; mortgage 4,500 st, s, s, 227.6 ft e of 11th-ave, 19.7x98.9; mille M Blum to Henry V Allien; mortgage, Dmills M Blum to Henry V Allien; mortgage, Nominal \$100,000 as a c half lot No 688, map of South Meirose, 25x100; Phillp Hoffman to Josephine Frans.

188: 18 a. 95 ft w of Wadsworth-ave, 50x94.11.

188: 18 a. 95 ft w of Wadsworth-ave, 50x94.11.

189: 180-ave, n c corner Dongan-st, 200x200; William Simpson, fr, and another, executors, to William Simpson, fr, and another, executors, to William Simpson, fr, and another, executors, to American Real Estate Company.

Nominal Intervals, a. 50 ft w of Park-ave, 25x125; Sylvestes L H Ward, referse, to Margaret 13th-at, n a. 50 ft w of Park-ave, 25x100.11; Glussppe Tuoti to Isabelle Sternberg, one-sixth Glussppe Tuoti to Isabelle Sternberg, one-sixth 13th-at, n a. 50 ft w of Park-ave, 25x100.11; Glussppe Tuoti to Isabelle Sternberg, one-sixth 100 part, all title; mortgage, \$14,500.

100 Same property; Simon Epstein et al to same. Research 150 ft e of 4th-at, 25x114, Wake-altihs part; mortgage, \$2,300.

101 Silleck, fr; mortgage, \$2,300.

102 Silleck, fr; mortgage, \$2,300.

Nominal estate; Iola J Bartholomew to N mann 59th-st, No 327 West, 17,10x100.5; Frederick H Birch to David Lippmann and another; mort-gage, \$14,600. West, 17,10x100.5; Viotor de la 59th-st, No 329 West, 17,10x100.5; Viotor de la Offines, No 228 me; mortgago, \$15,000.

M Earle to same; mortgago, \$15,000.

118th-st. No 20 East, 25x100.11; Joshua Nemolien to David Kepple and another; mortgage.

\$29,125 M Earle to same; mortgage, 13 Joshua Nemolien 18th-st, No 29 East, 20x100.11, Joshua Nemolien 10 David Kepple and another; mortgage, \$29,125 12bth-st, No 243 East, 20x99.11, Theodore Fitch to Jacob Chainowits and another... the control of the con 18 at-st, s. s. 225 ft e of 8th-ave, 20x09.11; Moses Greenbaum to Julius Bohm; mortsage, \$22,500. Same property; Julius Bohm to Minnie Bohm; mortsage, \$22,500.

11 th-st, n. s. 67.6 ft w of Amsterdam-ave, 82.6x 100.11; Abraham Dresser to Afred Blumenthal and another; mortsage, \$97.500.

72d-st, s. s. 225 ft w of West End-ave, 22x102.3; Svivia T Knapp to Samuel Mundheim.

Summit-ave, w e orner 168th-st, 115.7x29.4; Summit-ave, w s. 161.7 ft s of 168th-st, 25x87; Ambrose S Murray, jr, executor, to John F Kalser. Kalser 5,500
Broadway, n e corner 181st-st, 171.7x184.4; Simon Welss to Adolph Hollander; morigage, \$150,000, Nominal Southern Boulevard, e s, 35 ft n of Briggs-ave, 75x100; Isidor Gartner to Nicholas Hodes; mortgage, \$8,015 100
Sth-st, s, 203 ft w of Avenue A, 25,10x97.6; Joseph Goldberg to Philip Polash, ½ part; all title

11th-st, n.s. 67.6 ft w of Amsterdam-ave. 82.6x
100.11; Alfred Blumenthal to Abraham Dresner;
mertgage, 897.500

Bronx River Road, w.s. lots 207, 209 and 211,
map No 1, partition, Valentine vs Brady et al.
part Hyatt farm; Mary E Flynn fo William
Crowley in an article on Building in Iwenty-nine cities for May," in part, as follows: It is expected that there will be a luil in building operations during the next month or two, or rather that the high gains established early in the year will be modified to some extent. The high pressure cannot continue forever. The record for May, however, is perfectly satisfactory. Official reports from twenty-nine of the principal cities of the country show that for the month just closed permits were taken out for the construction of 12,662 buildings, aggregating in cost \$46,851,012, against 10,622 buildings, aggregating in cost \$46,851,012, against 10,622 buildings, aggregating month a year ago.

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## RECORDED MORTGAGES.

Curtin, Catharine, to Emigrant Industrial Sav-ings Bank; 34th-st, s., 110 ft e of 3d-ave; 1 year, 4½ per cent.

Larson, F S, and another to M A Fowler; 10t 105, block C, map Mapes estate, lots 7,188 and 7,187, map C, Sherman Park; 3 years, 6 per cent. Gerding, Julis L, and another to S E Buckhout et al; Worth-ave, w s, 50 ft n of 173d-st, per bond \$6,000 burg 11 per cent and New-Orleans 30 per cent. It is at the same time worth while to call attention to some of the phenomenal increases, such, for example, as Omaha, 183 per cent; Cleveland, 121, Erooklyn, 39; Columbus, Ohlo, 70; Detroit, 66; Washington, 85; Nashville, 57; Kansas City, 55; Atlanta, 62; Denver, 42; Milwaukee, 35; Philadelphis, 35; Buffalo, 34, and others showing a highly satisfactory state of affairs. In fact, there is so much that is good that it is scarcely worth while to call attention to the decreases.

RESALE OF LENOX-AVE. PLOT.

Shaw & Co. have resold for Louis & Carl Koelsch the northeast corner of Lenox-ave, and li4th-st, a five story triple flathouse, 45.lix100 feet, with "L" 55.11 feet

Backen, Jacob, to William H Birrell and another: Hoe-ave, e. s. 225 ft n of 167th-st; 3 years, 54 per cent.

Fiuri, Charles A, to W J Carlin: 185th-st, s. 26

Fiuri, Charles A, to W J Carlin: 185th-st, s. 26 5,000

ft w of Wadsworth-ave; 3 years, 5 per cent.... Chairnowitz Jacob, and another to T Fitch; 126th-It wof Wadsworth-ave, 3 years, 5 per cent.
Chaimowitz, Jacob, and another to T Fitch; 126thst. No 243 East; 3 years, 5 per cent.
Machiz, 1da, to H N Strang et al; 1st-ave, No
1140; 5 years, 5 per cent.
Franz, J, to P Hoffman; 156th-st, s. s. 4 tot 688,
map South Meirose: 3 years 545 per cent.
Weber, Charles, ir, to 8 Gorsch, lot 230, map S B,
map Vyse estate; 1 year, 6 per cent.
Welsberger, A, to Thornton Brothers Company;
Teller-ave, e. s. 224.1 ft n of 6uth-st; Instalments, 6 per cent.
Berger, A, and another to Gouverneur Resity
Company; Madison-st, No 329; due January 16,
1908 15,000 1,250 Company: Madison-et. No osc. 1908
Hoffman, Herman, to S Baurley; 924-st. No 345
East, per bond.
Mones, R, to I S Heller: 524-st, No 227 West; prior
mortgage, \$11.000, per bond.
Jonas, Joseph H, to Ambross S Murray, Jr. executor: Ogden-ave, s e corner 163d-st; I year, 5 per
cent. 5,500 cent...

Same to J O Hillyer, as trustee; Summit-ave, w s.

667.10 ft s of 165th-st; 3 years, 5 per cent.

Same to E A Kemo; Summit-ave, w s. 634.7 ft s 667.10 ft s of 165th-st; 3 years, 5 per cent.

Same to E A Komy; Summit ave, ws 633.7 ft s of 165th-st; 3 years, 5 per cent.

Same to A S Murray, in executor; Iand-ave, e s.

259 ft s of 165th-st; 1 year, 5 per cent.

Zeeman, isidor Z, to Kealty Mortgage Company; 128th-st, n s. 350 ft w of Aresterdam-ave, per

400

Stabler & Smith have sold for Thomas C. Edgar
No. 47 West 92d-st., a three story dwelling house,
on lot 20x100.8½ feet. Mr. Edgar has bought through
the same firm No. 66 West 92d-st., a three story
dwelling house, on a lot 20x100.8½ feet.
Bloodgood, De Saulles & Talbot have sold for
a client No. 22 West 45th-st., a four story dwelling
house, on a lot 20x100 feet.
Sforza & Klernan have sold for the Farmers'
Loan and Trust Company, as trustees of the
Charles Wood estate, the five story tenement house
No. 51 Hedford-st., on lot 25x100 feet.
Picken & Lilly have sold for Samuel Roseff the

milt-ave. s w corner 185th-st; 1 year, 5 per cent cent to E A Kemp, Devoc-st, s s, 36 ft w of Summitt-ave; 1 year, 5 per cent.

Sommer Construction Company to William T Hookey; Elton-ave, s e s, 22 ft n e of 158th-st; 1 year, 6 per cent.

Frank, Meyer, to State Bank; Avenue C, e s, 86.10 ft n of 5th-st; secures note, 6 per cent.

Comor, G C, to Anthony McOwen; Jerome-ave, No 1.856; 3 years, 5 per cent.

McEntyre, William, to John V Irwin; Robbins-ave, e s, 130 ft s of 140th-st; 1 year, 6 per cent.

Volz, John, to George H Hyde; Washington-ave, e s, 100 ft s of 163d-st; 3 year, 6 yer cent.

Livingston, Louis, and another to T Schappert; 24-ave, No 1.807; due March 1, 1910; 5 per cent.

Same to same; 2d-ave, No 1.811; due March 1, 1910; 5 per cent.

Same to same; 2d-ave, No 1.811; due March 1, 1910; 5 per cent.

Same to same; 2d-ave, No 1.811; due March 11, 1910.

Mundheim, Samuel, to Farmers' Loan and Trust Company; 72d-st, s s, 225 ft w of West End-ave; 3 years, 4 % per cent.

Hodes, N, to 1 Gartner; Southern Boulevard; 3 years, 5 per cent. Lasky D to State Bank; Monroe-st, No 280; secures notes Schmittherver, Sarah, to A M Maclay; 61st-st, n s 215 ft w of 2d-ave; 8 years, 4 per cent. Kaufman, William B, to Title Insurance Company; Amsterdam-ave, No 1,622; 3 years, 4½; per cent.
Kaiser, John F, to A S Murray, jr; Summit-ave, w s 161.7 ft s of 165th-st; 1 year, 5 per cent.
Geiger, Charles, and another to State Bank; 120th-st, s s 100 ft w of 7th-ave; due November 12, 1805, 6 per cent.
Makransky, Samuel, and another to George Ricard, Franklin-ave, 225.5 ft s of 170th-st; 6 months, 6 per cent.
Adeistein, M B, to H Adeistein and another; 95th-st, s 100 ft w of 2d-ave; I year, 6 per cent. Hoffman, H. to E Levenson; 92d-st, No 326 East; due Docember 7, 1905.

Hoffman, H. to E Levenson; 92d-st, No 326 East; due Docember 7, 1905.

Herosnick, Roso, to State Bank; Morris Parkave, n s, 240 ft e of White Plains Road, and White Plains Road w s, 250 ft n of Morris Park-ave; secures notes.

Garfalo, V to State Bank; 114th-st, n s, 250 ft e of 2d-ave; secures notes.

THE BRONX BUILDING PLANS.

THE BRONX BUILDING PLANS.

11th-st, s. s. 355 ft e of Avenue C. Unionport, two story and attic frame dwelling house; 22x45; Casimir Lofink, owner; M J Garvan, architect.

149h-st, n. s. 125 ft e of Park-ave; one story frame wagon shed, 25x25; Amielio Basilica, owner: T J Cunningham, architect.

149h-st, n. s. 25 ft w of Locust-ave, two story brick hotel, 25x75; Port Morris Market Company, owner: T J Jenkins, architect.

125th-st, n. s. 25 ft w of Locust-ave, three one story brick stores, 50x50; Port Morris Market Company, owner: T J Jenkins, architect.

125th-st, n. s. 25 ft w of Locust-ave, three one story brick stores, 50x50; Port Morris Market Company, owner: T J Jenkins, architect.

125th-st, n. s. 25 ft w of Locust-ave, three one story brick tones, 50x105; Port Morris Market Company, owner; Meiville Lawrence, architect.

12sth-st, n. s. 25 ft w of 126th-st, two story frame dwelling house, 19x39; William J Enright, owner; Meiville & Bagge, architects.

12story brick tensement house, 50x103; Bates & Osting, owners; Neville & Bagge, architects.

12story frame dwelling house, 25x35; T H Thorn, owner; J E Serviss, architect.

MECHANICS' LIEN. 120th-st, No 112 West; Ernst Kahnberg agt Isabella M Embury, owner; William Kubin, contractor ... \$120 11

SATISFIED MECHANICS' LIENS. lat-st. No 56 East; the Union Stove Works agt M B Cashman and another; June 9, 1905......
Thompson-st. No 68 to 74; A Gordon & Bro agt Solomon Jacobs et al; May 29, 1905...

#### SEVENTEEN REAL ESTATE LIS PENDENS.

45th-st, No 106 East; Carrie Hunter agt Sophie C cCammon (action to secure reconveyance); atty, R J Donovan.

102d-st, s. s. 275 ft e of 2d-ave, 50x100.11; the Mutus
102d-st, s. s. 275 ft e of New-York agt Susannah Schmitt
Life Insurance Co of New-York agt Susannah Schmitt
executrix, st al (foreclosure of morigage); atty, F. Quinston. 46th-st. No 631 West; Hugo Gutfreund agt Rebecca . 46th-st. No 631 West; Hugo Gutfreund agt Rebecca . Lennon (specific performance); atty, S P Goldman.

## BUILDING LOAN CONTRACTS.

Commonwealth-ave, e.s. 180.11 ft s of West Farms Road, 25x-; Clement H Smith to Charles Weber to Weber, jr. 100 ft w of 1st-ave, 50x100.11; 118th-st, n s, 200 ft w of 1st-ave, 33.4x100.10; Julia D Sturges to Raphael Kurzrok. Franklin-ave, w s, 178.5 ft e of 170th-st, 50x 210.6; George Ricard to Samuel Markansky and Remard Analokaum.

## JUDGMENTS.

The following judgments were filed yesterday, the first name being that of the debtor: Acone, Vincenzo—People, etc..... Acone, Vincenzo-Fevja,
Altschiller, Samuel-Same.
Brigalla, Chas H.—Walter B Davis.
Baron, Max—Chas J Mooney
Burgwardt, Charles—Daniel Singer
Annie—People, etc. Burgwardt, Charles—Daniel Singer
Capron, Annie—People, etc.
Cooper, George W-George Matthews.
Cohen, Abraham—People, etc.
Carto, Attilio—Same
Denvicola, Antonio—Patrick W Cullinan.
Dufour, Alfred—People, etc.
rescher, Ernest—Same.
Dondero, Carlo—John DeLucci
Doherty, John L—John B Ireland.
Pickie, Wm R—Stationers Board of Trade.
Farrell—Michael—Daniel H Carstairs and another
Greenhoot, Rosie—People, etc.
Gorman, Thomas—Same.
Heimlich, Richard—Solomon Levy.
Hogien, Frankin—Waiter B Davis
Kraus, John—Solomon Levy.
Same—Same 500 00 75 41 153 22 132 50 SATISFIED JUDGMENTS.

## The first name is that of the debtor, the second

that of the creditor and date when judgment was Bladt, Robert-People, etc; February 6, 1905 (va-Cated)
Bopp, Sophia and John A-A Yost; November 11, 1902 Bopp. Sophia and John A—A Yost; November 11, 1902
Greenhoot, Max and Edward—T M Spelman et al; April 16, 1894 (vacated).
Krakower, Tobias—E Krakower; October 27, 1902.
Krinko, Joseph—Bame, October 27, 1902.
Krinko, Joseph—B—People, etc; February 6, 1905 (vacated)
Mandel, Edward—D Krakower; October 27, 1902.
Meyersobn, Hyman—same, October 28, 1904.
Secord, Frederick R L—Harlem Club of New-York City; September 13, 1904.
Tier, Charles A—The J A Mahistedt Lumber and Coal Company; September 29, 1904.
Same—same; September 29, 1904.
Viau, Benjamin; W Buhler; March 11, 1885.

Brooklyn Property for Sale.

#### BROOKLYN MANOR. Queens Borough's Finest Spot.

ENGELHARDT CONSTRUCTION CO.

MODEL HOMES

For One or Two Families.

EASY TERMS IF DESIRED.

JAMAICA AND WOODHAVEN AVENUES.

TEL. 236 RICHMOND HILL.

Brooklyn Property to Let. COMFORTABLE HOUSE in best part of Flushing. L. I.; \$150 for July and August including local telephone sorvice and care of lawns. H. W. JAMES, 80 Franklin Place, Flushing.

DVERTISEMENTS AND SUBSCRIPTIONS for The Tribune received at their Uptown Office, No. 1,364 Broadway, between 36th and 37th sts., until 9 o'clock p. m. Advertisements received at the following branch offices at regular office rates until 8 o'clock p. m. viz.; 234 8th-ave., s. e. cot. 23d-st.; 158 6th-ave., cor 12th-st.; 92 East 14th-st.; 257 West 242-st. between 7th and 8th aves.; 263 West 125th-st.; 1,328 3d-ave., between 76th and 77th sts.; 1,028 3d-ave., near 6ist-st.; 1,768 1st-ave., near 59th-st.; 157 East 125th-st.; 756 Tremont-ave.; 850 3d-ave., near 6ist-st.; 158 1st-ave., near 6ist-st.; 158 1st-ave., near 6ist-st.; 258 1secker-st.; 258 1secker-st.

Real Estate.

UNITED STATES TITLE Capital Paid in S1,000,050.
Surplus 1,000,050.
Insures Titles of Real Estate.
50 Mortgages for Saie.
100-164 Broadway New York.
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246 Fullon Street, Jamaica Loon Island.
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QUICK RESULTS
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AN ATTRACTIVE SUITE, three rooms, bath and private hall in the Buckingham Hotel, 5th-ave. First for the senson. Address P. O. Box 1,312, city.

Auction Sales of Real Estate.

Bryan L. Kennelly, Auct.,

Wednesday, June 28, 1905. 12 o'clock noon, at the New York Real Estate

By order of the Commissioner of the Sinking Fund of the City of New York.

66, 68, 70, 72 Elm St., adjoining Leonard st.,

the three 3, 4 and 5 story brick Buildings, size 100x80x

irregular. Book maps and further particulars at the

Controller's Offices. 280 Broadway, or at auctioneer's office, 7 Pine at

TO CLOSE A PARTNERSHIP.

# 665-677 Sixth Ave.

102-104-106 West 39th St., Southwest Corner.

SILLECK LEASEHOLD, 48 YEARS TO RUN; s seven four story brick buildings, with stores, and handsome six story brick stable, on 39th st; size of plot, 98.9x100, by BRYANL. KENNELLY, Auct'r, at 12 o'clock noon, at the New York Real Estate Salesroom, 14-16 Vesey st., on

WEDNESDAY, JUNE 28, 1905, Messrs. Wesselman & Kraus, Attorneys, 31 Liberty st., or at auctioneer's office, 7 Pine st.

Unfurnished Apartments to Let.



# SPENCER ARMS

Broadway at 69th St. A magnificent high-class, strictly fireproof structure, the most complete and elegant build-ing of its class so far erected in this city.

READY FOR OCCUPANCY SPENCER REALTY CO., Owner, Superintendent on Premises.
TELEPHONE, 3996 COLUMBUS.



HOFFMAN ARMS, Madison ave. and 59th st.—Housekeeping simplified; private kitchen or restaurant service: apartment 7 to 18 large, sunny rooms, \$1,400 up; one furnished; unexcelled advantages for refined families; doctor's office. CHARLES A. GERLACH, Prop'r.

City Property for Sale or to Let.

Brooklyn.

BAY RIDGE.—A summer and winter residence, fur-ments, on Shore Parkway; to private family, for season or year. ADVERTISER, Box 133, New-York Postofiles.

To Let for Business Purposes. TO LET FOR A LONG TERM OF YEARS PREMISES 27-29-31 BLEECKER ST. Seven story brick and cellar building. Steam heating, power, electric plant. Apply office, estate of CONRAD STEIN, deceased, 885 10th-ave., N. Y. City.

Lease for Sale.

EIGHT months' rent free to the purchaser of our lease for the suite of offices formerly occupied by us at 1170 Broadway. This lease has until October 1, 1998, to run For further particulars apply to LEVER BROS. CO., manufacturers of Sunlight and Lifebuoy soaps, Cambridge, Mass.

Apartment Hotels.

# THE GERARD. The Most Convenient Location

APARTMENTS rented, furnished and unfurnished, by

RATES REASONABLE. Excellent accommodations for translents.
UNDER ORIGINAL MANAGEMENT.
T. J. MORRIS, Mar.

Railroads.

STATIONS foot of West Twenty-third Street and Desbrosses and Cortlandt Streets.

23 The leaving time from Desbrosses and Cort-andt Streets is five minutes later than that given be-iew for Twenty-third Street Station. FOR THE WEST.

\*10.55 A. M. CHICAGO SPECIAL. \*10.55 A. M. THE PENNSYLVANIA LIMITED.— 23 hours to Chicago. \*10:55 A. M. ST. LOUIS LIMITED. For Cincinnati

\*1.55 P. M. CHICAGO, CINCINNATI, AND ST.
LOUIS EXPRESS.

\*3.55 P. M. THE PENNSYLVANIA SPECIAL
IS hours to Chicago.

\*4.55 P. M. CHICAGO LIMITED.

\*5.55 P. M. ST. LOUIS AND CINCINNATI EXP.

\*5.55 P. M. WESTERN EXPRESS.

\*5.55 P. M. PACIFIC EXPRESS.

\*8.25 P. M. CLEVELIAND AND CINCINNATI EXP.

\*9.55 P. M. PITTSBURG SPECIAL WASHINGTON AND THE SOUTH.

7.55, 8.25, \*9.25, \*9.55, \*10.55 a.m., 12.25, \*12.55, 2.10 (\*3.25, \*Congressional Limited\*\*), \*3.25, \*4.25, \*4.55, 9.25 p. m., 12.16 night. Sunday, 8.25, \*9.25, \*10.55 a.m., 12.25, \*12.55 (\*5.25, \*\*Congressional Limited\*\*), \*3.25, \*4.55, 9.25 p. m., 12.10 night.

SOUTHERN RAILWAY.—\*12.55, \*5.25, \*4.25 p. m., 12.10 a. m. daily. ATLANTIC COAST LINE .- \*9.25 & m. and 9.25 p. m. SEABOARD AIR LINE.-12.25 p. m. and 12.10 a. m. ORFOLK AND WESTERN RAILWAY .- 3.25 p. m. CHESAPBAKE & OHIO RAILWAY .- 7.55 a. m. week

CHESAPEAKE & OHIO RAILWAY -7.55 a. m. week-days, 4.55 p. m. daily.
FOR OLD FOINT COMFORT and NORFOLK. -7.55 a. m. week-days, 8.25 p. m. daily.
ATLANTIC CITY. -8.55 a. m. and 2.55 p. m. week-days.
Sundays, -7.55 a. m.
CAPE MAY. -12.55 p. m. week-days.
LONG BRANCH. ASBURY PARK (North Asbury Park.
Sundays), and Point Pleasant (8.30 from Desbrosses and 3.45 a. m. from Cortlandt Streets only), 8.55 a. m. 12.20
(1.25 Saturdays only), 2.25, 3.25 (4.25 except Long Branch), and 4.55 p. m. week-days. Sundays, 8.20, 6.25, 10.55 a. m. and 4.55 p. m.

FOR PHILADELPHIA.

6.05, 7.25, 7.55 8.25 8.55, 9.25, 9.55, \*10.55 \*10.55 11.55 a. m., 12.25, \*12.55, \*1.35, 2.10, 2.55, \*2.25, 3.25, 4.25, FOR PHILADELPHIA.